



Issued: 10/29/19

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
WEDNESDAY, NOVEMBER 6, 2019
ROOM 400
TOWN HALL, WEST HARTFORD, CT 06107**

AGENDA

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, October 7, 2019

COMMUNICATIONS:

2.
 - a. **380 Tunxis Road** – Letter of Jeff Webster, R.O. and Developer, requesting a 90 day extension of time for the filing of SUB #298.
 - b. **77R Orchard Road** – Letter of Current Property owners Mark Miller and Barbara M. Benedict to request a five year extension of IWW#1924 & SUB #296. Originally approved on March 4, 2015, currently expires March 2, 2020, requesting extension to March 2025.

NEW BUSINESS:

3. None.

OLD BUSINESS:

4. **37 Fox Meadow Lane** – Application (IWW #1113) of Robert J. Raboin requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on October 7, 2019. Required public hearing scheduled for November 6, 2019.)
5. **228 Bloomfield Avenue (University of Hartford)** – Application (SUP #1353) of Greg Dumond, Architectural Building Systems, Inc., on behalf of Norman Young, University of

Hartford (R.O.), requesting approval of a Special Use Permit for a proposed courtyard on existing lawn area east of the POE dormitory. The courtyard will include a gas fire pit, site landscaping, concrete walks and pavers, and a sitting wall. Also proposed is a small shed. (Submitted for TPZ receipt on October 7, 2019. Required public hearing scheduled for November 6, 2019.)

6. **840 North Main Street** – Application (SUP #1351) of Jeffrey Forman, Executive Director of Intensive Education Academy, Inc., requesting approval of a Special Use Permit for the expansion of an existing playground at the Intensive Education Academy. The new playground area will encompass approximately 1/3 of an acre and will be enclosed by fencing. The proposal includes new play equipment, an area with pavers for an outdoor classroom, and drainage improvements. (Submitted for TPZ receipt on October 7, 2019. Required public hearing scheduled for November 6, 2019.)
7. **847 South Quaker Lane (Beachland Park)** – Application (SUP #1354) of Marc Blanchard, West Hartford Department of Leisure Services and the West Hartford Dog Park Coalition, requesting approval of a Special Use Permit for a temporary fenced-in dog park at Beachland Park. The temporary dog park would run from December 2019 to the end of March 2020. (Submitted for TPZ receipt on October 7, 2019. Required public hearing scheduled for November 6, 2019.)
8. **119 Flagg Road (Westmoor Park)** – Application (IWW #1114) of the Town of West Hartford, (Helen Rubino-Turco, Director of Leisure Services) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on October 7, 2019. Required public hearing scheduled for November 6, 2019.)
9. **119 Flagg Road (Westmoor Park)** – Application (SUP #1352) of the Town of West Hartford, (Helen Rubino-Turco, Director of Leisure Services) requesting approval of a Special Use Permit for the construction of an open-air outdoor classroom structure with an approximate footprint of 30 x 60 ft. The structure includes handicapped accessibility and limited lighting. No sound amplification system is proposed. (Submitted for TPZ receipt on October 7, 2019. Required public hearing scheduled for November 6, 2019.)

TOWN COUNCIL REFERRAL:

10. **68-84 North Main Street** - Authorization of the Town Manager to execute a lease with the Universalist Church located at 433 Fern Street. The lease permits the Church utilization of approximately .55 acres of the property at 68-84 North Main Street (accessed off Fern Street) for parking to support church services and events.
11. **1553-1559 New Britain Avenue – Ultra Beauty** – Application filed on behalf of Newington Westfarms TMC, LLC, to amend existing Special Development District (SDD) #103. The

requested amendment is for architectural modification to the façade and existing pylon sign and for the removal of certain prior SDD conditions of approval regarding use restrictions. Associated Landscaping improvements are proposed.

TOWN PLANNER'S REPORT:

12. **Plan of Conservation and Development Update:** Review of latest draft text for the POCD.

INFORMATION ITEMS:

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday, December 2, 2019 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, January 6, 2020 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, February 3, 2020 @ 7:00 P.M.

“Any individual with a disability who needs special assistance to participate in a meeting or public hearing should contact Suzanne Oslander, Department of Social Services, 860.561.7580, seven days prior to the meeting or public hearing.”